

Empire Center Planned Development

Supplemental Environmental Impact Report

SCH No. 1997101035

Community Meeting
January 20, 2016



What is the Empire Center SEIR

- SEIR = Supplemental Environmental Impact Report
- Amends or updates a portion of a previously-adopted environmental Impact Report
- City Council certified an Environmental Impact Report (EIR) in 2000 approving the Empire Center
- City is updating that EIR to review two unbuilt intersection improvements required by the EIR



Purpose of the SEIR

- The original Empire Center EIR required the City to construct several transportation improvements:
 - Realign Five-Points (Burbank Blvd / Victory Blvd)
 - Widen Burbank Bridge
 - Improve Five City Intersections
 - Construct the Empire Interchange



Purpose of the SEIR

- Two of the five intersections were partially improved in 2000, but the full widening called in the EIR was not done
 - **Buena Vista / Victory (Mitigation Measure 7.2)**
 - **Buena Vista / Empire (Mitigation Measure 7.6)**
- Widening required the City to take private property through eminent domain
- Because traffic at these intersections were not congested, City elected to defer the improvements and only take required right of way when properties redeveloped



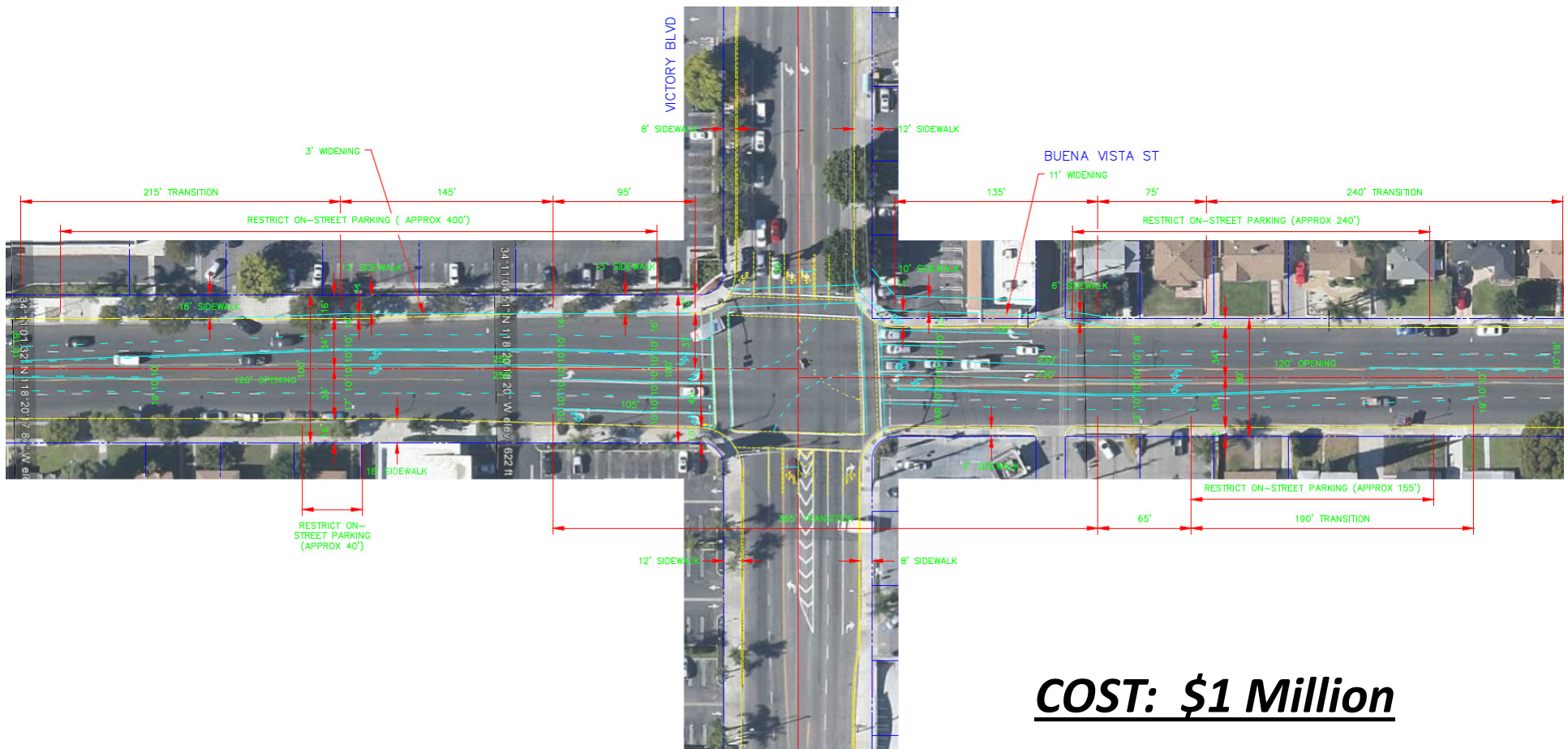
Appeals Court Ruling

- 2013 Appeals Court Ruling in Ingalsbee v. City of Burbank (Walmart Real Party in Interest)
 - Walmart can open in the vacant tenant space in the Empire Center without additional City approvals
 - The City must build the remaining two intersection improvements or produce an SEIR to show the effects of modifying or removing them
 - The City Council will decide whether or not to build the remaining improvements at a public hearing after taking comments from members of the public.



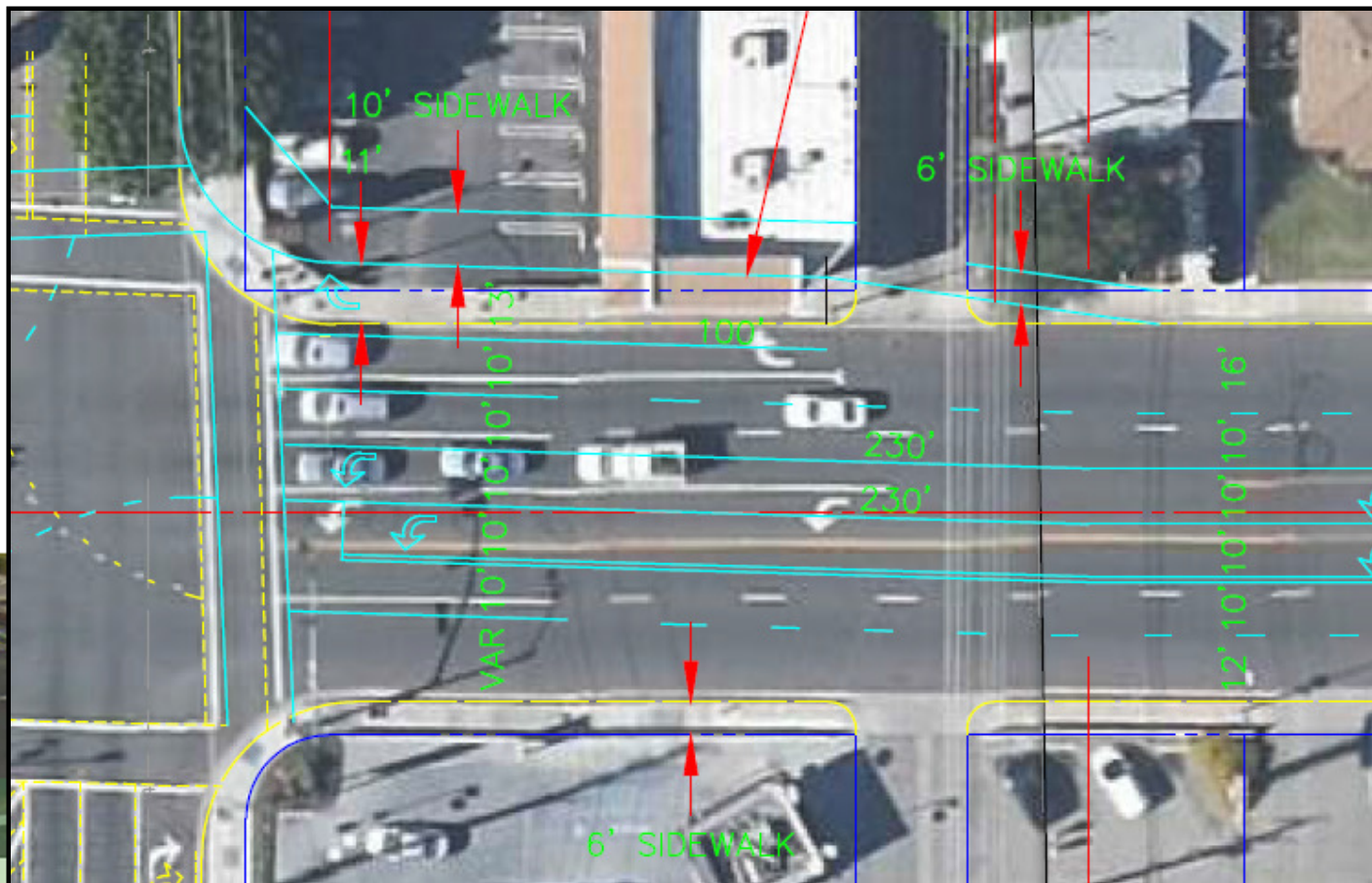
The unbuilt intersection mitigations

- Buena Vista / Victory (Mitigation Measure 7.2)



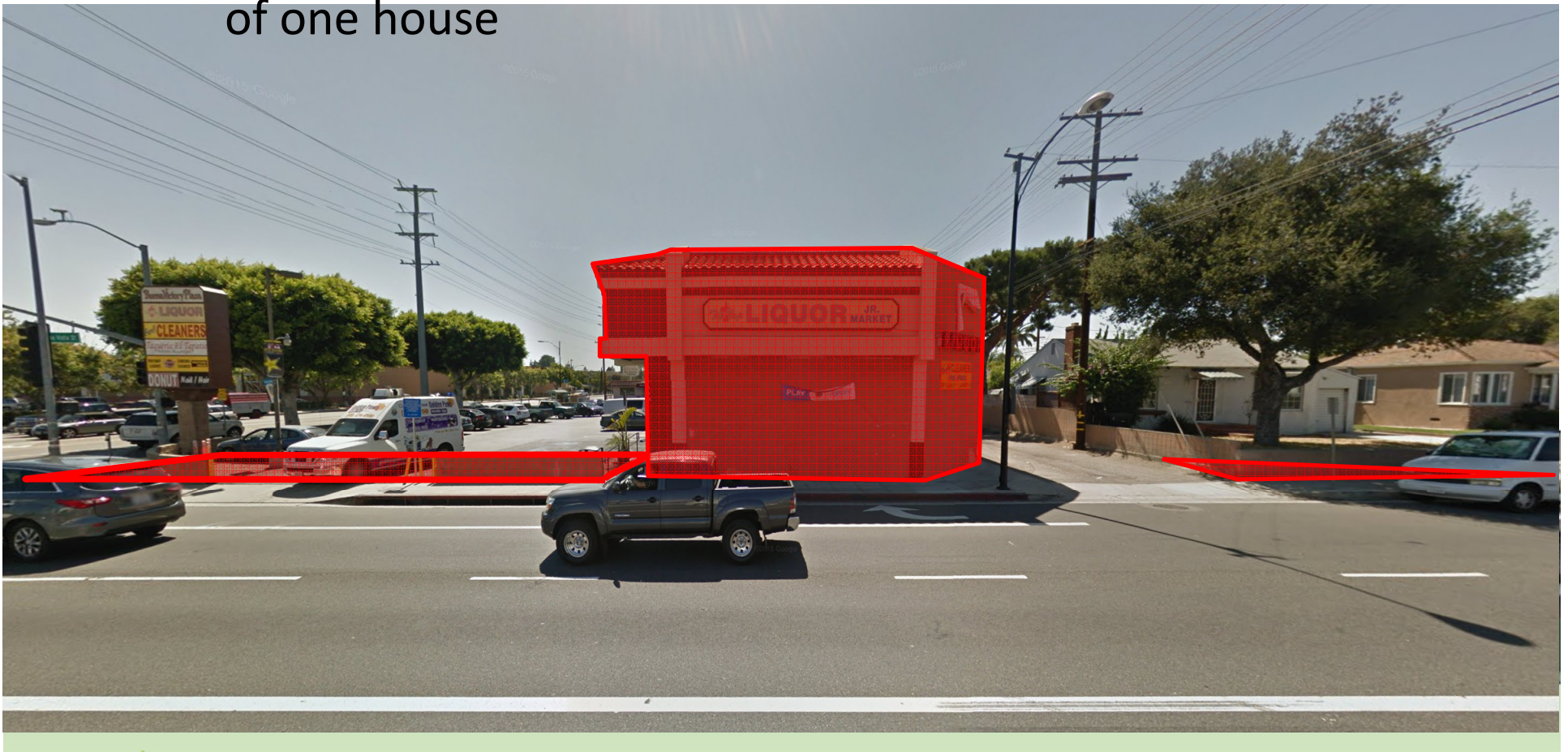
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- Buena Vista / Victory (Mitigation Measure 7.2)



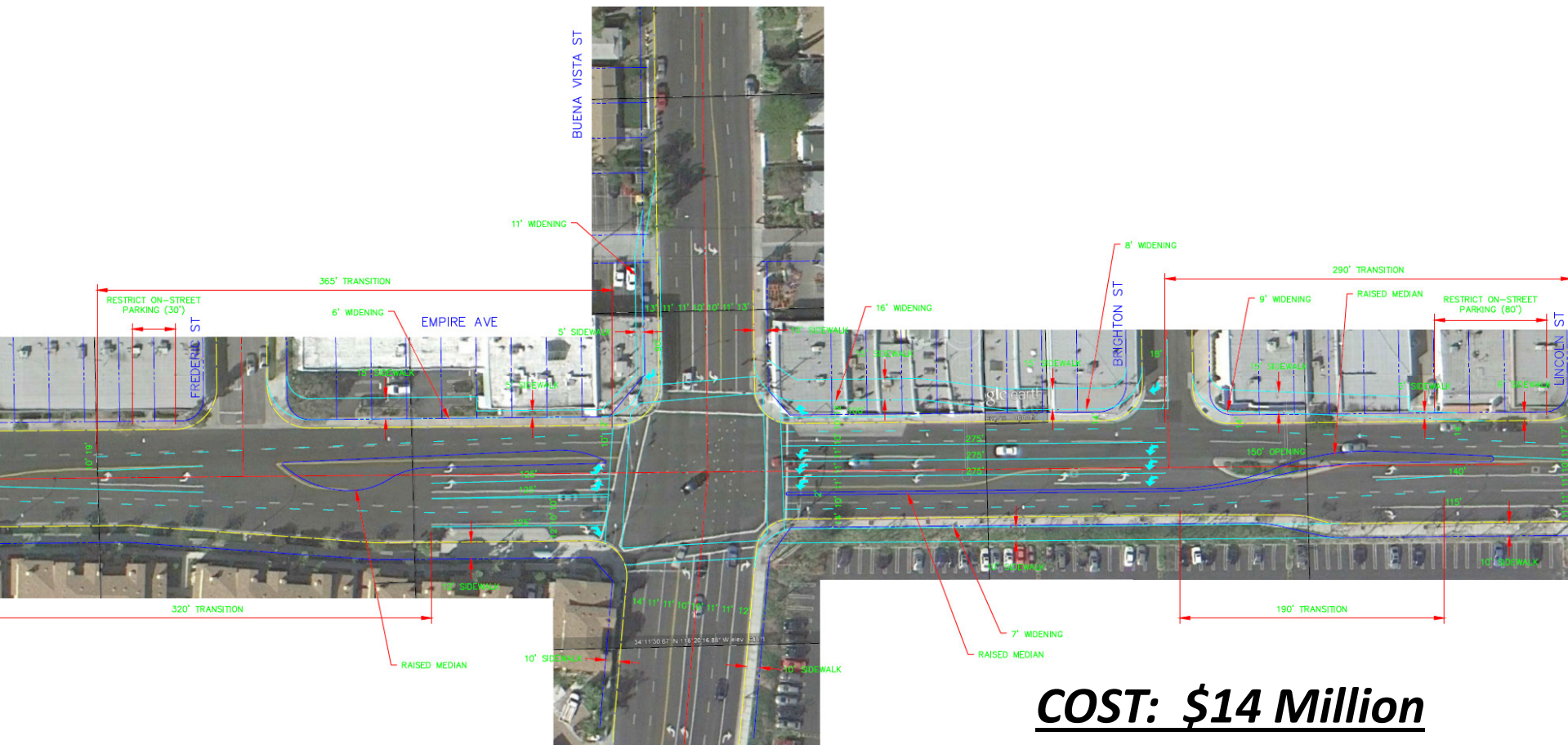
The unbuilt intersection mitigations

- Buena Vista / Victory (Mitigation Measure 7.2)
 - Property is Required
 - Partial Acquisition / demolition of one business, front yard of one house



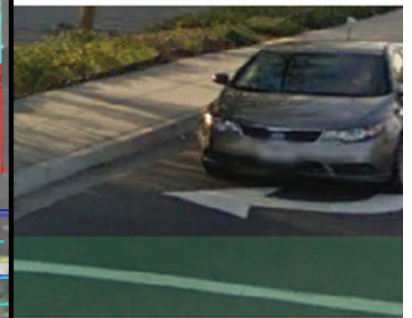
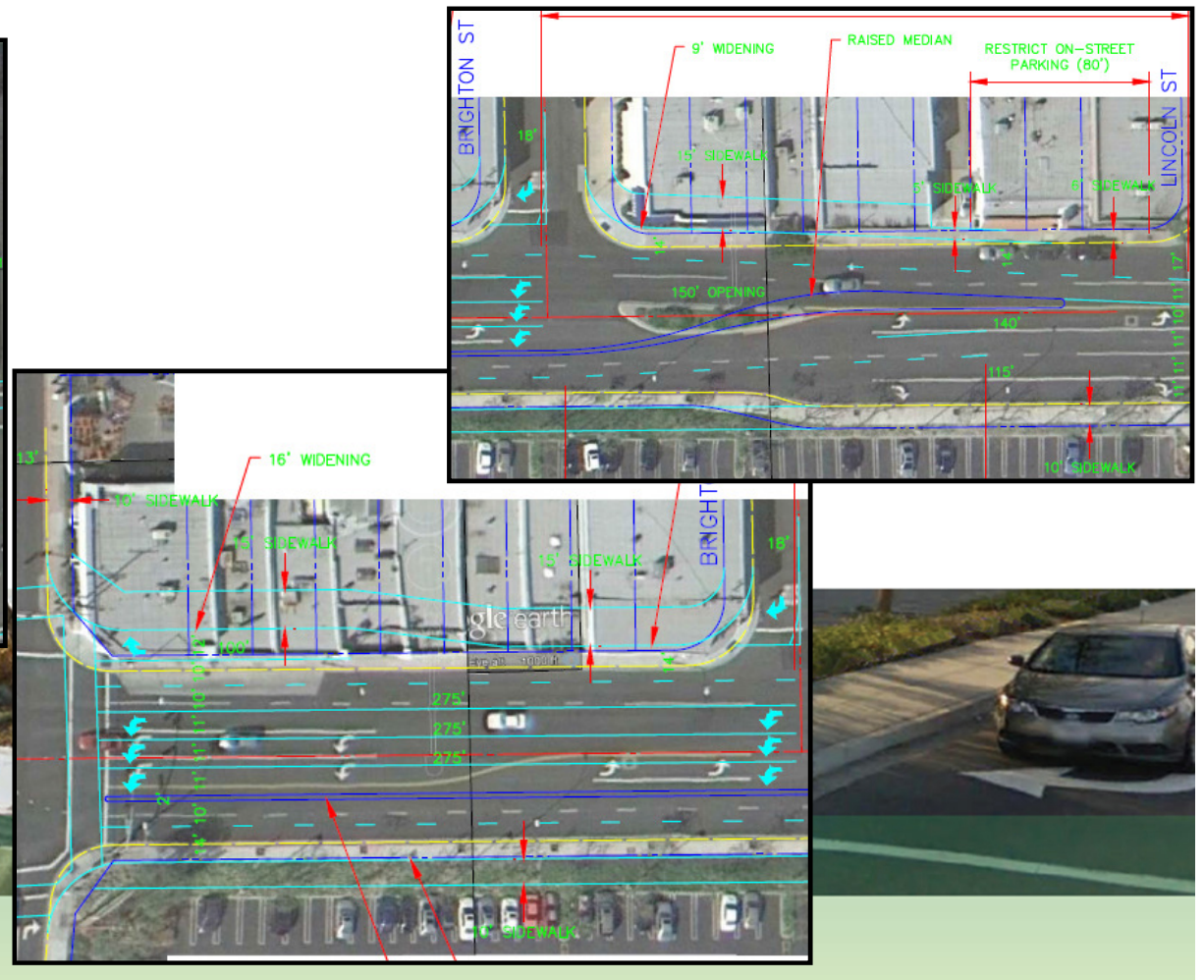
The unbuilt intersection mitigations

- Buena Vista / Empire (Mitigation Measure 7.6)



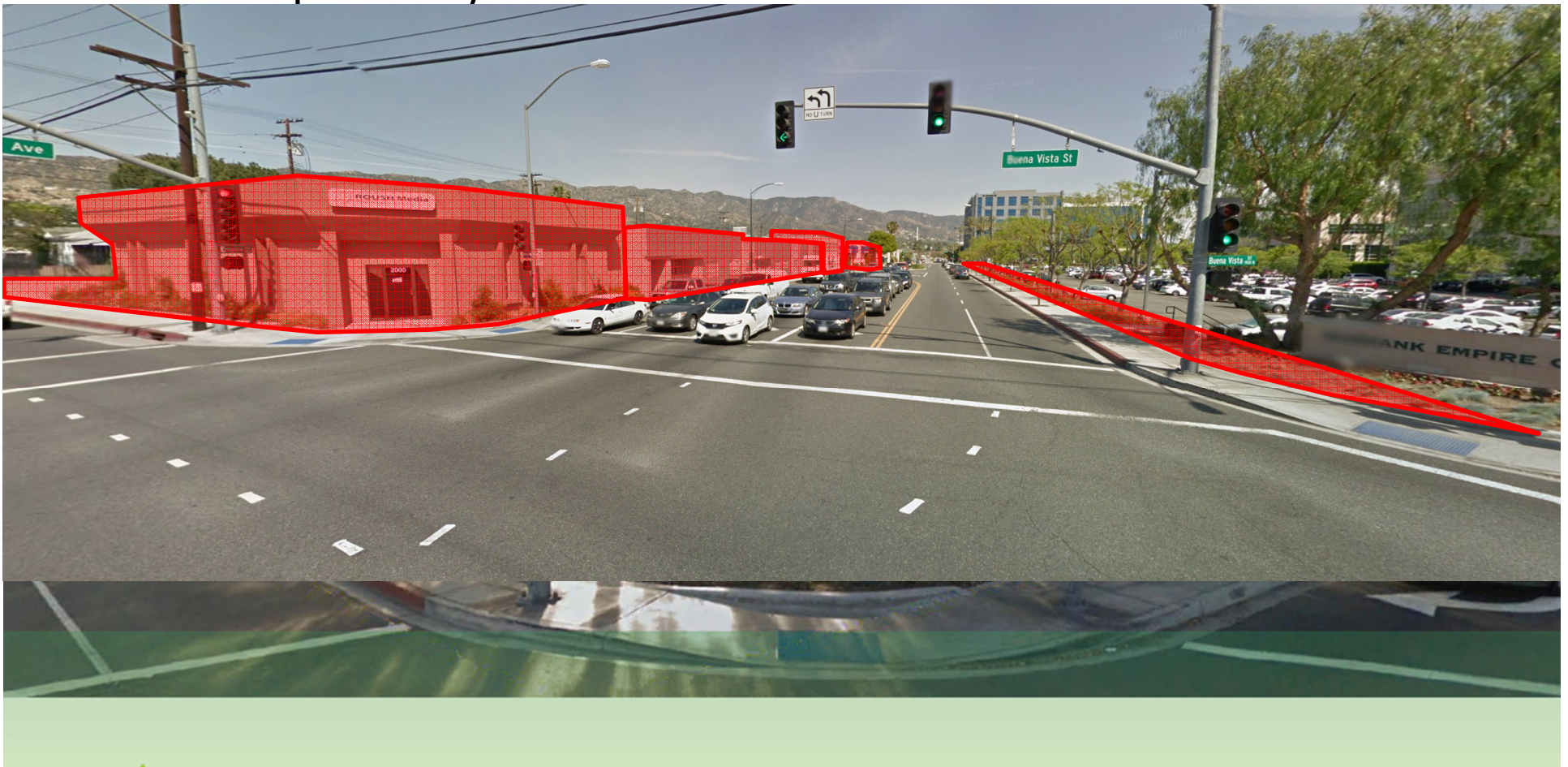
The unbuilt intersection mitigations

- Buena Vista / Empire (Mitigation Measure 7.6)



The unbuilt intersection mitigations

- Buena Vista / Empire (Mitigation Measure 7.6)
 - Property is required
 - Acquisition / demolition of several businesses



The unbuilt intersection mitigations

- Buena Vista / Empire (Mitigation Measure 7.6)
 - Property is required
 - Acquisition / demolition of several businesses



What did we Study?

- SEIR focused on two unbuilt mitigation measures
- Do we still need them? If we do, are there any new environmental impacts?
- What would happen if we didn't build them?
- Are there alternatives we could build instead?



What did we find?

- The unbuilt improvements are not justified based on today's traffic
- They are not needed when Walmart opens later this year
- They might be needed by the year 2035 if development occurs as forecasted in the Burbank2035 General Plan



Are there viable alternatives to the Mitigation Measures?

- The SEIR identifies alternatives possible for both intersections
 - Buena Vista / Victory, an alternative striping improvement could mitigate impacts we might see in the future. No property acquisition is needed.
 - For Buena Vista / Empire, a lesser widening improvement to the intersection could mitigate impacts we might see in the future. Additional property acquisition is needed, but no buildings, businesses, or residences would be displaced.

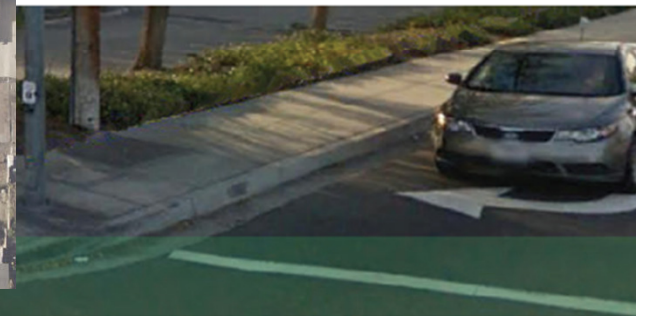


Alternative Mitigation Measures

- Buena Vista / Victory

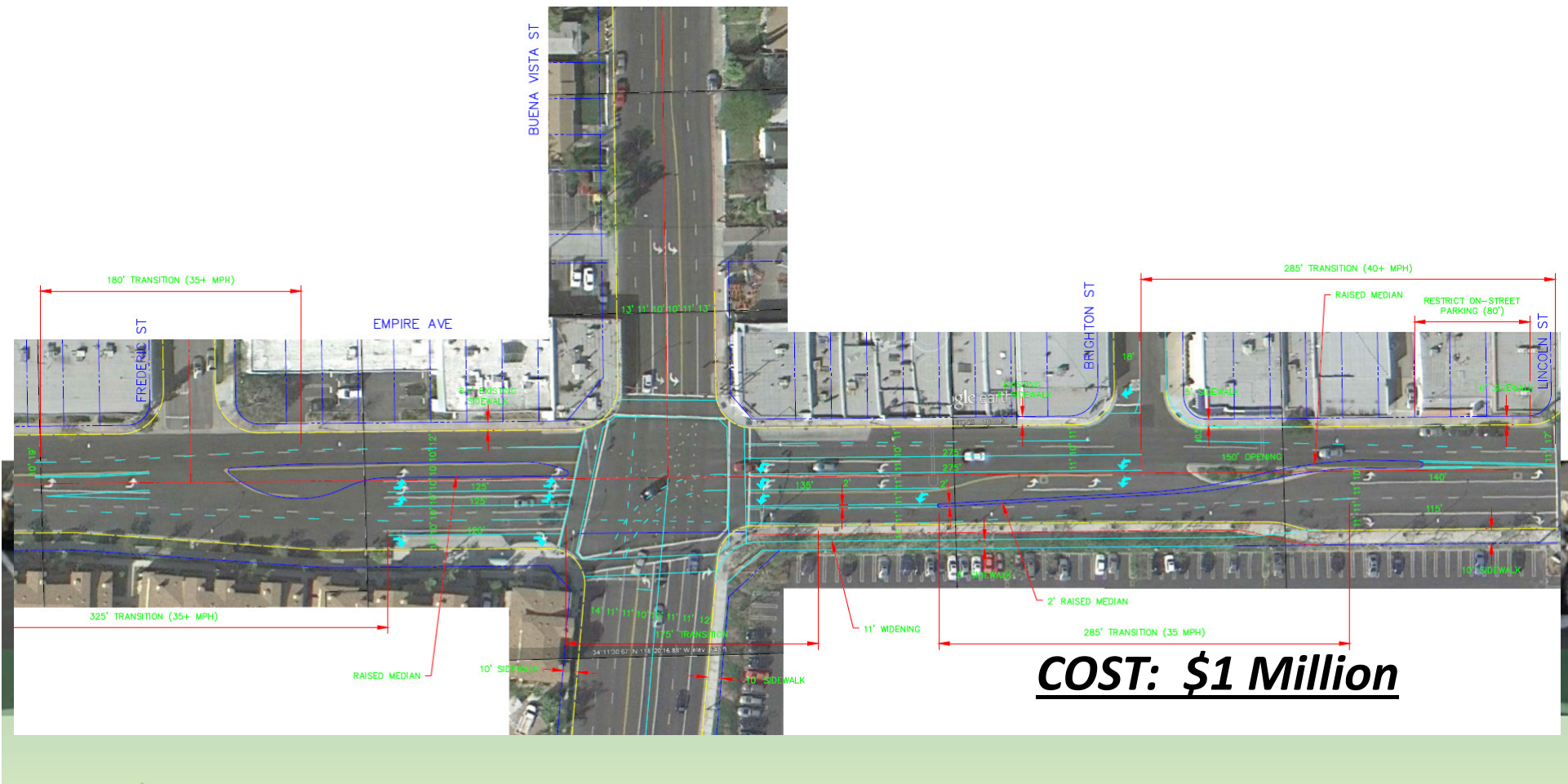


COST: nominal



Alternative Mitigation Measures

- Buena Vista / Empire



Alternative Mitigation Measures

- Buena Vista / Empire
 - Property is required
 - No businesses or buildings needed



Are there environmental impacts to these choices?

- The SEIR found that there are either General Plan Land Use or Transportation Environmental Impacts caused by nearly all choices to build, modify, or remove the mitigation measures.



Are there environmental impacts to these choices?

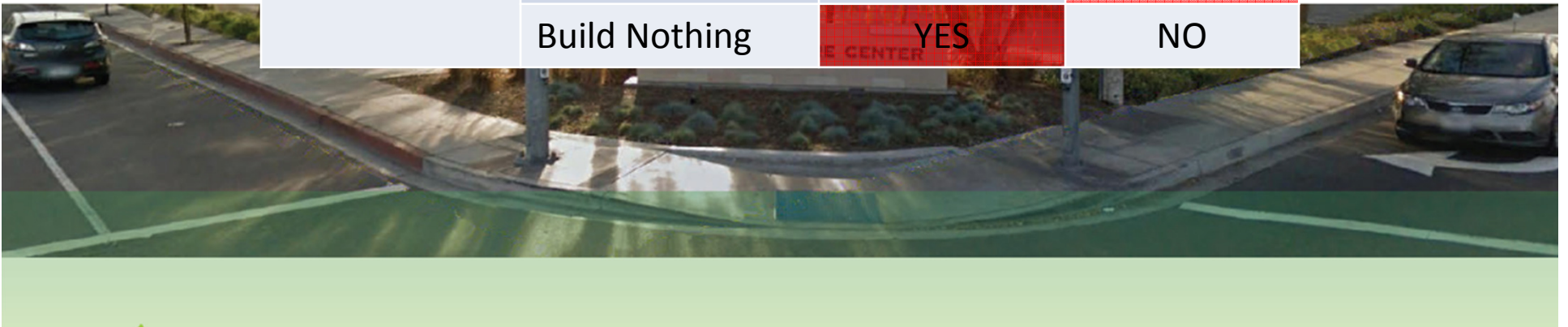
- Examples of General Plan Land Use Impacts
 - Impact to properties (right-of-way impacts)
 - Creating wide streets that are not compatible with the scale of adjoining land uses
 - Narrowing sidewalks, greatly disturbing bicycle, pedestrian, or transit facilities
- Examples of Transportation Impacts
 - Increasing congestion or delay at intersections by not building the identified mitigation measures



Are there environmental impacts to these choices?

- Each choice has different environmental impacts:

Location	Choice	Traffic Impact	Land Use Impact
Buena Vista / Victory	Build MM 7.2	NO	YES
	Build Alternate Mitigation	NO	NO
	Build Nothing	YES	NO
Buena Vista / Empire	Build MM 7.6	NO	YES
	Build Alternate Mitigation	NO	YES
	Build Nothing	YES	NO



What are the next steps?

- Circulate SEIR for public review and comment
- Public Comment Period Closes **FEBRUARY 4, 2016**
- How can I get more information or give my input to the City Council?
 - ☎ Call the project planner, David Kriske, at 818-238-5250
 - ✉ Send an email to dkriske@burbankca.gov
 - 📖 View documents online at www.burbankca.gov/planning or at the Planning office located at 150 N. Third Street, Burbank, CA 91502, Monday through Friday, from 8:00 AM to Noon and 1:00 to 5:00 PM.
 - ✍ Send written comments to: Planning Division, Attn: David Kriske, 150 N. Third Street, Burbank CA 91502



What are the next steps?

- The City will respond in writing to all comments received by February 4, 2016 in the final SEIR.
- The City Council will then hold a noticed public hearing on the Final SEIR and decide how to proceed.
- Notices of the Public Hearing will be mailed to all residents, tenants, and property owners near the Empire Center or near the affected intersections (within 1000 feet of each).
- Public Hearing will be announced in the Burbank Leader and on the City's website.



Project Planner Contact Information
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